

ATTACHMENT J22

Randolph AFB Wastewater Collection System

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J22 Randolph AFB Wastewater Collection System

J22.1 Randolph AFB Overview

Randolph AFB, located 17 miles east-northeast of San Antonio in Bexar County, Texas, is an Air Education and Training Command (AETC) installation that functions primarily as a training base, command headquarters, and personnel support center. The host command is the 12th Flying Training Wing (12 FTW), which conducts pilot instructor, navigator, and advanced instrument training in a variety of aircraft. Randolph AFB also hosts a number of tenant units, including:

- HQ AETC
- HQ USAF Recruiting Services
- HQ 19th Air Force
- HQ Air Force Personnel Center
- Air Force Management Engineering Agency
- Air Force Services Agency
- Air Force Legal Services Agency and Air Force Judiciary Central Circuit
- Air Force Audit Agency
- Air Force Office of Special Investigations
- Naval Civilian Personnel Data System Center
- Defense Civilian Personnel Management Service

Randolph AFB occupies 2,894 acres and contains approximately 691 buildings.¹ Two parallel runways bound the Base to the east and west, and approximately 270 functional aircraft are assigned to the 12 ATW. Randolph AFB is surrounded by developed communities: Universal City and Converse to the north and west, and Schertz to the south and east.

The Base has a total population of approximately 19,000, including military personnel, civilian employees and support personnel, and dependents. The Base also serves nearly 20,000 retirees in the greater San Antonio area.

Randolph AFB has recently experienced an increase in personnel and expanded mission responsibilities resulting from Base Realignment and Closure (BRAC) actions. The Base's flying operation is also expected to increase as the new Joint Primary Aircraft Training System (JPATS) aircraft begin replacing the current T-37 aircraft in 1999; combined operations of both aircraft are planned for Randolph AFB through 2010.

¹ The nonresidential structures include offices, industrial maintenance and repair facilities, flight operations structures, and community service facilities (e.g., schools and clinic). The housing units include detached single residences, duplexes, townhouses, dormitories, Visiting Officers' Quarters (VOQs), Visiting Airmens' Quarters (VAQs), and Temporary Lodging Facilities (TLFs).

The Base has been almost fully developed, with little available space for expansion. Key projects planned for Randolph AFB may increase the total square footage of buildings on Base by less than 1 percent.

J22.2 Wastewater Collection System Description

J22.2.1 Wastewater Collection System Fixed Equipment Inventory

The Randolph AFB wastewater collection system consists of all appurtenances physically connected to the collection system from the point of demarcation defined by the Right of Way to point in which the collection system connects to the public sanitary collection system. The system may include, but is not limited to, pipelines, manholes, lift stations, valves, controls, and meters. The actual inventory of items sold will be established in the Bill of Sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the collection system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the wastewater collection system privatization are:

- Oil water separators
- Storm sewers
- Septic systems
- Grease Traps

J22.2.1 Description

The wastewater system at Randolph AFB is only a collection system with no treatment facilities. The collection system consists of underground service lines that vary in diameter from 6 to 10 inches, with three on-Base wastewater lift stations. Two of the lift stations contain two self-priming pumps that have a discharge diameter of 4 inches. The other lift station also has two self-priming pumps, but has a 3-inch discharge diameter. On-Base sewage flow is pumped to a large lift station that is owned, operated, and maintained by the municipal treatment authority.

The predominant collection pipe material is vitrified clay pipe (VCP) that was installed in the 1920s/1930s. Some of the sewer lines have been replaced with polyvinyl chloride (PVC) pipe, mostly in the Base housing area and along the service road to the flight line. Television surveys of the VCP pipe indicate that significant portions of the clay tiles are broken and that gaps exist in underground lines.

Most of the sewer manholes are constructed of bricks. Coatings designed to enhance watertightness were installed on some manholes in the 1990's. The coatings, however, have failed to adhere to the brick and do not prevent infiltration or exfiltration. Furthermore,

manhole steps installed during original construction are severely corroded and unserviceable.

During periods of wet weather, flow into the sanitary wastewater system increases substantially, which results in higher treatment costs that are charged directly of the Base. It should also be noted that groundwater levels at the Base range between 12 and 13 feet below ground. VCP sewer lines that extend to this depth are subject to continuous inflow that also leads to higher treatment costs.

J22.2.2 Inventory

Table 1 provides a general listing of the major wastewater collection system fixed assets for the Randolph AFB wastewater collection system included in the sale.

TABLE 1
Fixed Inventory
Wastewater Collection System, Randolph AFB

| Item | Size (in.) | Quantity | Unit | Approximate Year of Construction |
|--|------------|----------|------|----------------------------------|
| PVC Pipe | 4.00 | 950 | LF | 1994 |
| | 6.00 | 15,480 | LF | 1994 |
| | 8.00 | 71,950 | LF | 1994 |
| | 10.00 | 30,180 | LF | 1994 |
| | 12.00 | 15,810 | LF | 1994 |
| | 14.00 | 4,200 | LF | 1994 |
| | 15.00 | 22,900 | LF | 1994 |
| | 18.00 | 12,390 | LF | 1994 |
| | 6.00 | 1,130 | LF | 1994 |
| | 8.00 | 1,930 | LF | 1994 |
| | 10.00 | 1,300 | LF | 1994 |
| | 12.00 | 1,360 | LF | 1994 |
| | 15.00 | 1,620 | LF | 1994 |
| PVC (Force Main) | 6.00 | 8,170 | LF | 1994 |
| Vitrified Clay Pipe | 4.00 | 30,950 | LF | 1929 |
| | 6.00 | 43,000 | LF | 1929 |
| | 8.00 | 18,830 | LF | 1929 |
| | 10.00 | 1,580 | LF | 1929 |
| | 12.00 | 850 | LF | 1929 |
| | 14.00 | 4,790 | LF | 1929 |
| | 15.00 | 4,790 | LF | 1929 |
| Standard Sanitary Sewer Manhole | | 400 | ea | 1929 |
| Wastewater Lift/Pump Station | | 5 | ea | 1995 |
| Golf Course Lift Station Grinding Pumps | | 2 | Ea | |

J22.2.2 Wastewater Collection System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the sale. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Wastewater Collection System, Randolph AFB

| Qty | Item | Make/Model | Description | Remarks |
|-----|--|------------|-------------|---------|
| | No spare parts are included in the privatization of this utility system. | | | |

TABLE 3

Specialized Vehicles and Tools

Wastewater Collection System, Randolph AFB

| Description | Quantity | Location | Maker |
|--|----------|----------|-------|
| No specialized vehicles or tools are included in the privatization of this utility system. | | | |

J22.2.3 Wastewater Collection System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Wastewater Collection System, Randolph AFB

| Qty | Item | Description | Remarks |
|-----|------|-------------------------|------------------------------|
| 1 | CD | Utility System Drawings | Wastewater Collection System |

J22.3 Specific Service Requirements

The service requirements for the Randolph AFB wastewater collection system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Randolph AFB wastewater collection system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall enter into a Memorandum of Understanding with the Randolph Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Randolph AFB fire protection requirements. The Contractor shall maintain the fire alarm system for all facilities included in the purchase of the utility. The Contractor further agrees to permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

- IAW Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by the Randolph Air Force Base Civil Engineer Control Center for exercises and crisis situations.

J22.4 Current Service Arrangement

Randolph AFB currently has an agreement with Cibolo Creek Municipal Authority, a municipal utility, to treat sanitary wastewater. The Air Force however, may enter into agreements in the future to purchase sanitary wastewater treatment services from other entities. Current peak wastewater flows from Randolph AFB Main Base are approximately 19.5 million gallons (MG) per month.

J22.5 Secondary Metering

The Cibolo Creek Municipal Authority is responsible for the wastewater meters that are used to bill the government for the wastewater service. The Cibolo Creek Municipal Authority is responsible for maintaining these meters.

There are currently no requirements for secondary metering of wastewater included in this contract. Any future wastewater secondary metering requested by the Government will be IAW Paragraph C.3, Future Secondary Meters.

J22.6 Submittals

The Contractor shall provide the Government submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name:

Address:

Phone number:

2. Blockage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Blockage reports shall be submitted by the 25th of each month for the previous month. Blockage reports shall be submitted to:

Name: Randolph Energy Manager

Address:

Phone number:

J22.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I.

- None.

J22.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Randolph AFB boundaries.

J22.9 Off-Installation Sites

No off-installation sites are included in the sale of the Randolph AFB wastewater system.

J22.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 5** provides a listing of service connections and disconnections required upon transfer.

TABLE 5
Service Connections and Disconnections
Wastewater Collection System, Randolph AFB

| Location | Description |
|---|--|
| South west side of the base in the vicinity of building 54. | Randolph AFB has a new Control Tower scheduled for construction during the Jul 2000 – Jul 2001 time frame. This project will require connections to all appropriate utility systems. However; the Contractor who is constructing the new control tower has the responsibility to make these connections. The Utility Privatization Contractor will be required to provide project support such as temporary outages, so the connections can be accomplished. |

J22.11 Government Recognized System Deficiencies

Table 6 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Randolph AFB wastewater collection system. If the collection system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all proposed projects. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 6
System Deficiencies
Wastewater Collection System Randolph AFB

| Project Identifier/Location | Project Description |
|-------------------------------------|--|
| West of Hangar 62 | TYMX971039A, Rep Sanitary Sewer West of Hangar 62 |
| Circle Housing Area of base housing | Project TYMX971039C, Replace Sanitary Sewer Lines Circle Housing |